


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on January 26, 2022 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;">Wednesday, January 26, 2022 4:00 p.m.</p>
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City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

January 12, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

324 Main Street storefront change.

CASES REQUIRING ACTION

1. **DHRC-37931-2021:** This is a request by the City of Yuma, on behalf of Wanda Rivera Candelaria, for historic review of the demolition of the existing home and the construction of a new single-family home in the Century Heights Conservancy Residential Historic District, for the property located at 532 S. Madison Avenue, Yuma, AZ.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-38138-2022:** This is a request by Steve Raabe of Papa Murphy's Yuma, on behalf of W. M. Grace Companies, for aesthetic review of new wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located at 2383 W. 24th Street, Suite # 116, Yuma, AZ.

COMMISSION DISCUSSION

1. None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-37305-2022:** This is a request by Titan Solar, on behalf of Maria Espinoza, for the placement of solar panels on the roof for the property located at 581 South 1st Avenue, Yuma, AZ. In the Century Heights Conservancy Residential Historic District.

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes
January 12, 2022

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, January 12, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice Chairman Juan Leal-Rubio, and Commissioners James Sheldahl and Chris Hamel. Commissioners Amanda Coltman, Sandra Anthony, and William Moody were absent.

STAFF MEMBERS present included Timothy Boucier, Director of Planning and Neighborhood Services; Alyssa Linville Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner, and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:01 p.m., and noted there was a quorum present.

ELECTION OF OFFICERS

Commissioner Hamel motioned to nominate Thomas Rushin as Chairman, second by **Commissioner Sheldahl**. Motion carried unanimously, (4-0) with three absent.

Commissioner Hamel motion to nominate James Sheldahl as Vice-Chairman, second by **Commissioner Leal-Rubio**. Motion carried unanimously, (4-0) with three absent.

APPROVAL OF MINUTES

December 8, 2021

Motion by Hamel, second by Leal-Rubio to APPROVE the minutes of December 8, 2021. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-37755-2021: *This is a request by Jeffrey A. Koski, on behalf of Fortuna De Oro, for aesthetic review of a new 22,000 square foot retail building in the General Commercial/Aesthetic Overlay (B- 2/AO) District. The property is located at the northeast corner of Jesse Way and 17th Street, Yuma, AZ.*

Amelia Griffin Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Leal-Rubio asked for clarification of the area on the east side of the building. **Griffin** replied that the area was the adjoining property.

APPLICANT / APPLICANT'S REPRESENTATIVE

Jeffery Koski, on behalf of Fortuna De Oro (via Zoom), was available for questions.

PUBLIC COMMENT

None

Motion by Sheldahl, second by Hamel, to APPROVE Case Number DHRC-37755-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with three absent.

Commission Discussion

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-37984-2021: This is a request by Denise Builders, on behalf of Prison Hill Brewery, for a new rear entrance on the property located at 278 S. Main Street, in the Main Street Historic District.

DHRC-37962-2021: This is a request by the City of Yuma, on behalf of Achieve Human Services, for the review of new windows for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

DHRC-21730-2018: This is a request by Air Central, on behalf of Lutes Enterprises, for the replacement of rooftop equipment at Lutes Casino, located at 221 S. Main Street, in the Main Street Historic District.

Aesthetic Overlay

DHRC-37942-2021: This is a request by Ron Contreras of Penn Neon Sign Co. Inc., on behalf of Furniture Row USA, to install a replacement freestanding sign, for the property located at 1001 S. Redondo Center Drive, in the General Commercial/Aesthetic Overlay (B-2/AO) Zoning District.

DHRC-37656-2021: This is a request by Patrick Patterson, on behalf of Borzini Lew K Trust 12-21-2007, for the review of an outdoor patio expansion, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

National Heritage Area

None

Commission

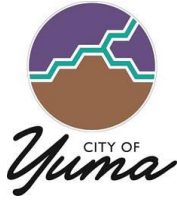
None

ADJOURNMENT

The meeting was adjourned at 4:13 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman



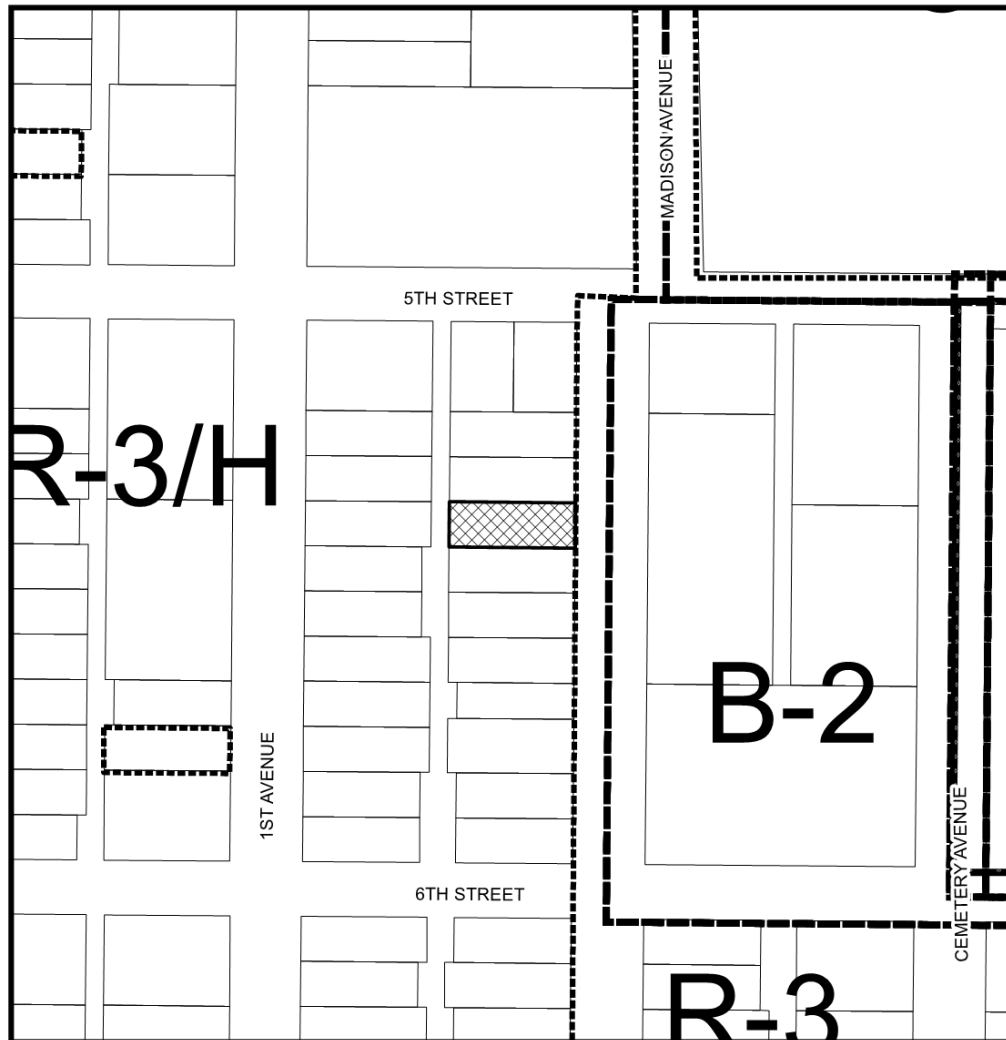
STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-37931-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: January 26, 2022 **Case Number:** DHRC-37931-2021

Project Description/Location:

This is a request by the City of Yuma, on behalf of Wanda Rivera Candelaria, for historic review of the demolition of the existing home and the construction of a new single-family home in the Century Heights Conservancy Residential Historic District, for the property located at 532 S. Madison Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-52-042
Historic Listing Status:	Non-contributing
Address:	532 S. Madison Avenue
Property Owner:	Wanda Rivera Candelaria
Property Owner's Agent	The City of Yuma
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	One single-family dwelling
Surrounding Zoning and Land Uses:	
○ North:	R-3/H/IO/BB; Residence
○ South:	R-3/H/IO/BB; Residence
○ East:	B-2/IO/BB; Warehouse
○ West	R-3/H/IO/BB; Residence
Related Actions or Cases:	DHRC-14085-2016 for rooftop solar.
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The proposal is to construct a new single-family home after removal of the existing home. The lot is 50' X 140' (7,000 square feet). The new home is proposed to be 1,059 square feet in size.

Staff Analysis:

The existing 1,021 square foot home was built in 1953. It is not listed as a contributing property in the Century Heights Conservancy Residential Historic District. This block of Madison Avenue has many lots of similar dimensions with homes of similar size and appearance in addition to several small apartment buildings. They all add to the historic scale and cohesiveness of this residential neighborhood.

According to the letter regarding a Request for SHPO Concurrence, dated September 16, 2021, The City of Yuma Rehabilitation Program describes the "home is one-story, wood frame, stucco exterior with deteriorated asphalt tile roofing and single pane windows. The home is in substandard condition". The SHPO concurred finding: "No historic properties affected". When HUD funding is involved, a SHPO review and concurrence is required.

The appearance of the new home would not be out-of-character along the Madison Avenue streetscape. The proposal shows depth and shadow in its design with the recessed porches, therefore adding interest to the facades. The proposed new construction meets Zoning development standards for a single-family home.

Staff Recommendation:

Staff recommends **APPROVAL** of the historic review of the demolition of the existing home and the construction of a new single-family home in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-37931-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by the City of Yuma, on behalf of Wanda Rivera Candelaria, for historic review of the demolition of the existing home and the construction of a new single-family home in the Century Heights Conservancy Residential Historic District, for the property located at 532 S. Madison Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 01/11/21

Final staff report delivered to applicant on: 01/13/22

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 01/11/22 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan & Elevations
- C. Colors and Materials
- D. Site Photo
- E. SHPO Concurrence Request
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 01-11-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 01-20-2022

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

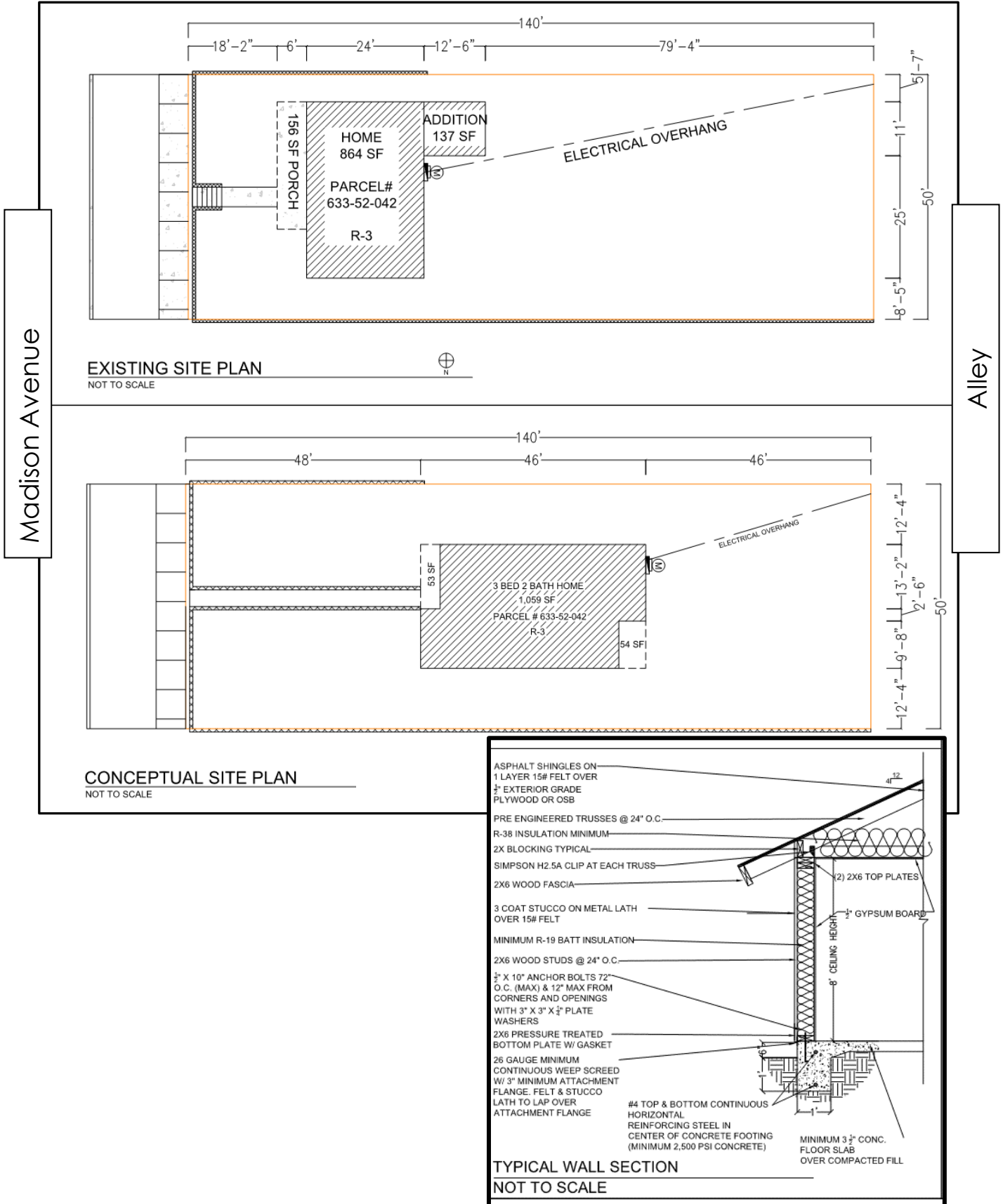
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

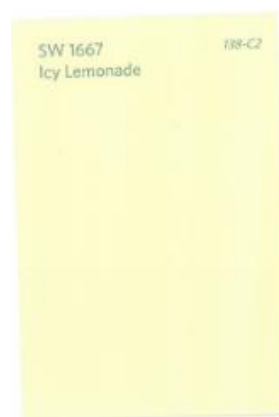
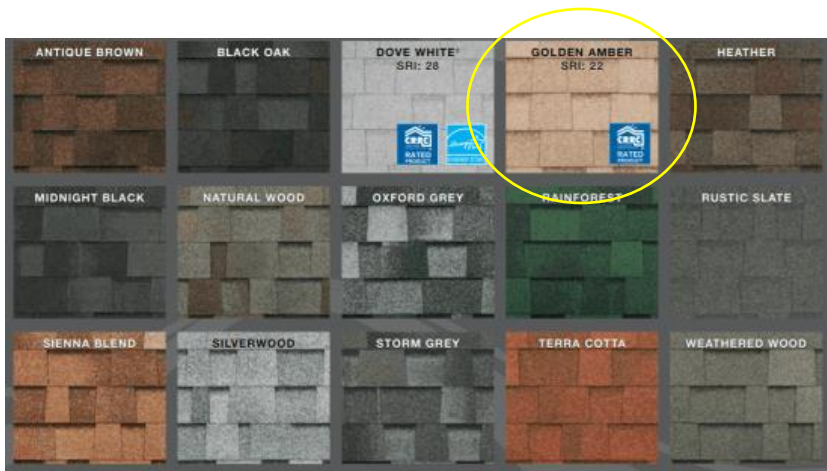
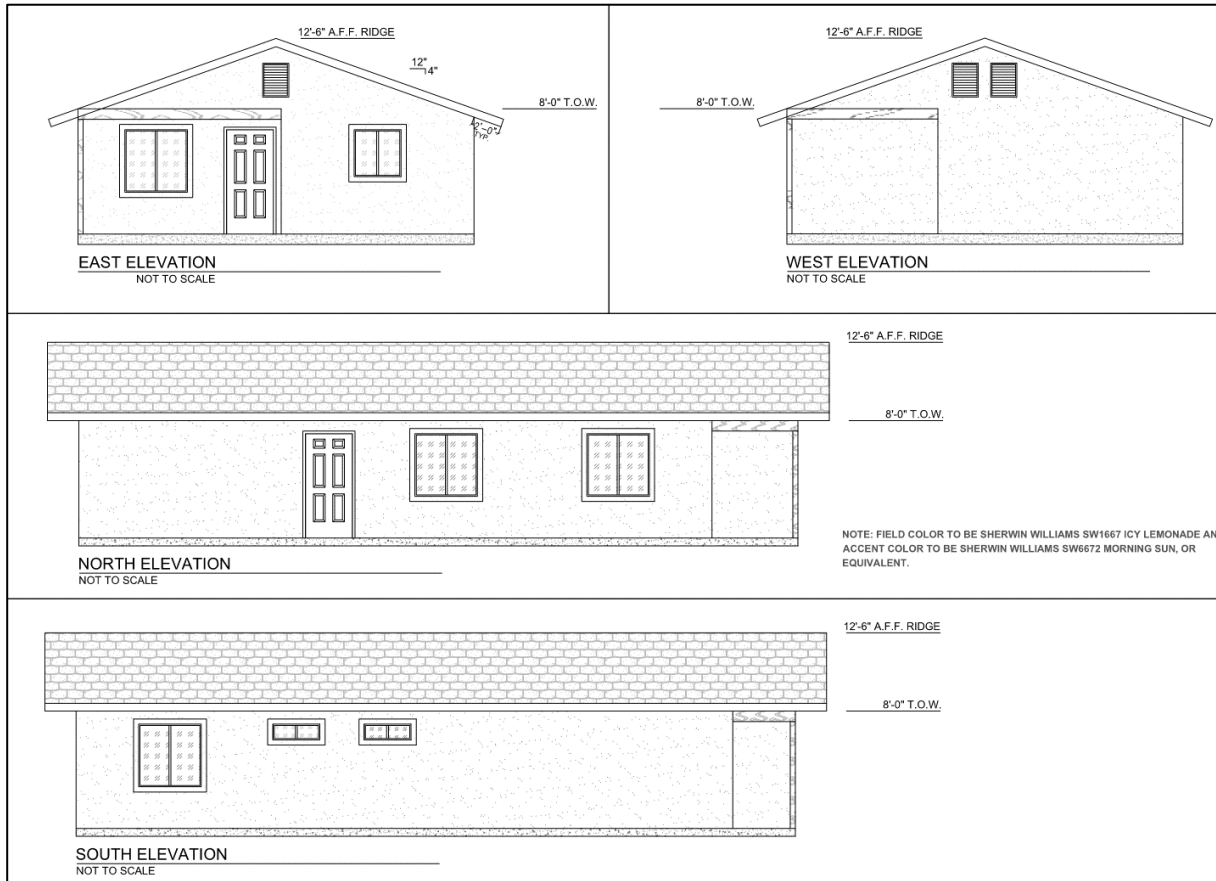
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B **Site Plan & Wall Section Detail**



ATTACHMENT C

Elevations, Colors, and Materials



ATTACHMENT D
Site Photos



ATTACHMENT E
SHPO Concurrence Request



SHPO-2021-1007 (160763)
Rec: 09-16-21

Department of Community Development
Neighborhood Services

One City Plaza
Yuma, AZ 85364-1436
928-373-5187
928-373-5188 (fax)
928-373-5149 (TTY)

September 16, 2021

Kathryn Leonard, State Historic Preservation Officer
1100 W. Washington St
Phoenix, AZ 85007

Re: City of Yuma Rehabilitation Program HOME Reconstruction Project
Request for SHPO Concurrence - (finding) NO HISTORIC PROPERTIES AFFECTED

Dear Ms. Leonard:

The City of Yuma Rehabilitation Program plans to undertake the demolition and reconstruction of a home in the Century Heights Historic District. The property is not a contributing structure to the character of the district and has no distinct historic features. The home has been repaired and renovated over the years. In compliance with the requirements of the City of Yuma's funding sources (HUD HOME funds), we are requesting that your office indicate concurrence with the finding of **NO HISTORIC PROPERTIES AFFECTED** regarding the following project:

Project Title:	City of Yuma Rehabilitation Program
Site Address:	532 S Madison Ave Yuma, AZ 85364
Assessor's Parcel Number (APN):	633-34-005
Approximate Year Built:	1953
Approximate Age of [building/home]:	68 years
General description of [building/home]:	Home is one story, wood frame, stucco exterior with deteriorated asphalt tile roofing and single pane windows. The home is in substandard condition. Located in The Century Heights Historic District.
Scope of Work to be performed:	Demolition of existing home and reconstruction of 3 bedroom 2 bathroom home.

Enclosed are maps indicating the project location, flood hazard areas and exterior photograph(s).

Please indicate your concurrence by signing below and returning this letter to the City of Yuma by postal service - ATTN: Tad Zavodsky, Neighborhood Services Specialist, One City Plaza, Yuma, AZ 85364-1436. Or by e-mail: TadZavodsky@YumaAZ.gov. Should you require any further information regarding this project, please contact Jay Nance, (928)373-5187 or Jay.Nance@YumaAZ.gov. Thank you for your assistance.

Respectfully,

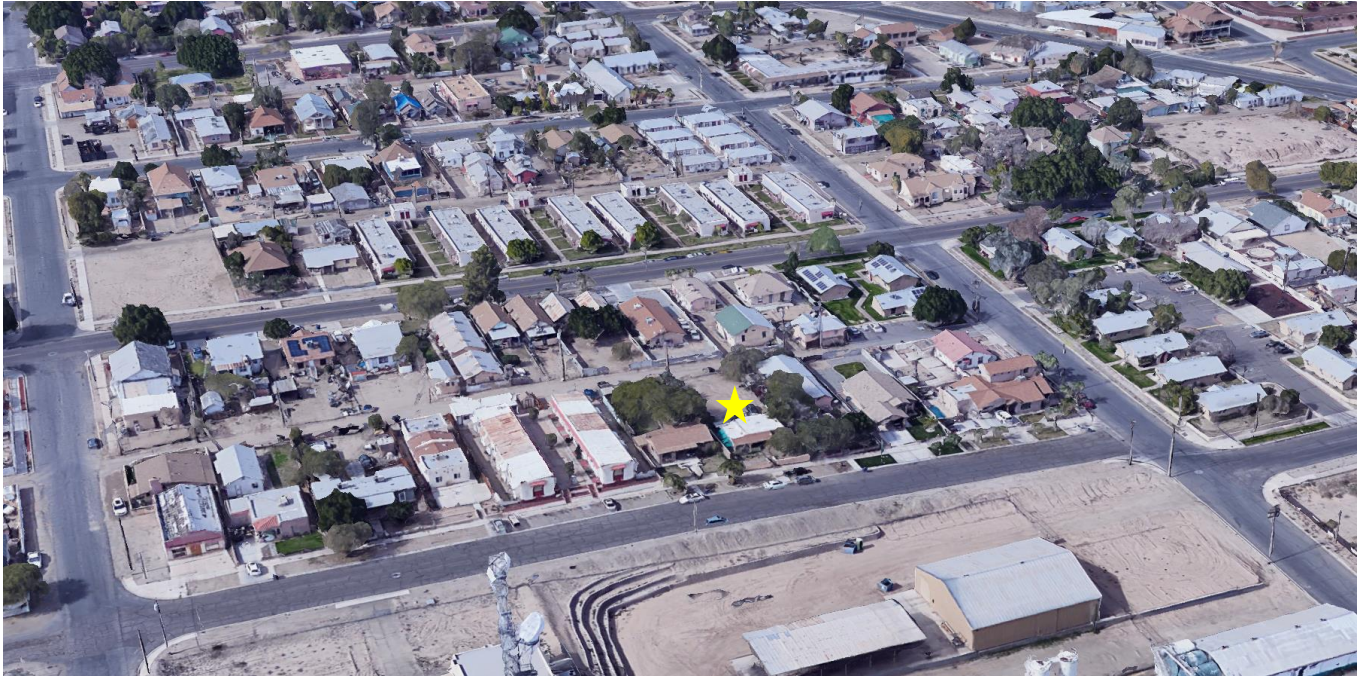

Tad Zavodsky
Neighborhood Services

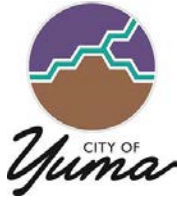


Respondent Signature Date

Agency

ATTACHMENT E
Aerial Photo



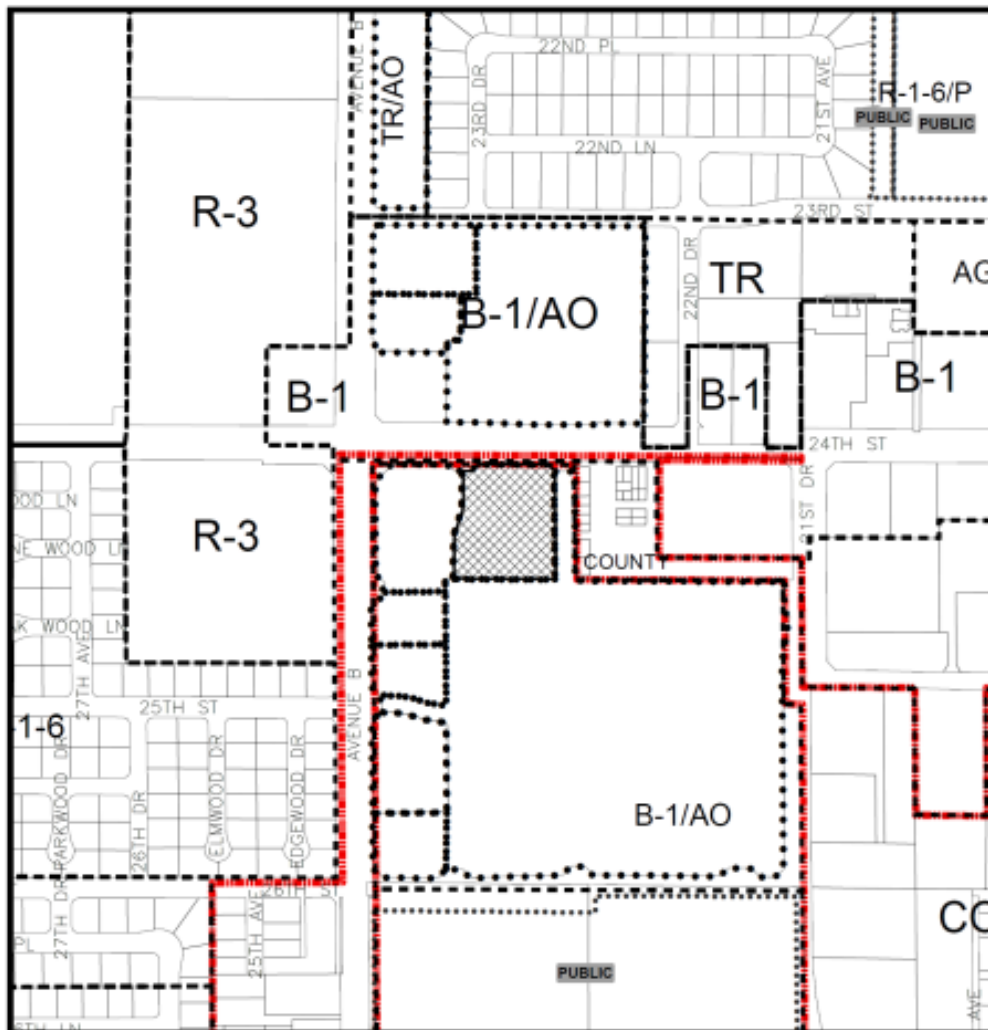


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-38138-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: January 26, 2022 **Case Number:** DHRC-38138-2022

Project Description/Location: This is a request by Steve Raabe of Papa Murphy's Yuma, on behalf of W. M. Grace Companies, for aesthetic review of new wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located at 2383 W. 24th Street, Suite # 116, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	694-05-022
Historic Listing Status:	N/A
Address:	2383 W. 24 th St., Suite #116
Property Owner:	W. M. Grace Companies
Property Owner's Agent	Steve Raabe of Papa Murphy's Yuma
Zoning of the Site:	B-1/AO
Existing Land Use(s) on the Site:	Retail/Service
Surrounding Zoning and Land Uses:	
○ North:	B-1/AO; Subway
○ South:	B-1/AO; Vacant Retail
○ East:	B-1/AO; Medical Offices
○ West	B-1/AO; Walgreen's
Related Actions or Cases:	DR2006-001, 012, 017, 021; DR2007-002, 003, 006 and 021; DHRC-1875-2012.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This proposal is for wall-mounted signage; channel-cut letter signs to be located on each of the front and back facades. Initially, the front sign will be installed, with the sign at back of the building will come at a later date. Additionally, the front door will be repositioned (using the same colors and materials) and a new rear service entrance door will be installed.

The customer explains:

"Right now we are only doing the front and thought we would work on a rear sign after we open. There is no room on the shopping center's little monument sign for us so we only have the front sign at this time. The back sign would be identical in composition and color and the same size or smaller."

Nine previous cases have been processed for 2383 W. 24th St., including the original building design, and wall-mounted and monument signage.

Staff Analysis:

This commercial development was built in 2006, designed in a modern multi-tenant style. The rooflines, cornice treatments, building colors and awnings vary from one tenant suite to the next but have a consistent and common theme. This variety of colors, textures, and features break up the monotony of a typical shopping center.

The new signs will be placed in-line with surrounding signs for a cohesive yet individually-distinctive appearance.

Staff**Recommendation:**

Staff recommends **APPROVAL** of the aesthetic review for new wall-mounted signage, in the Limited

Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-38138-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Steve Raabe of Papa Murphy's Yuma, on behalf of W. M. Grace Companies, for aesthetic review of new wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located at 2383 W. 24th Street, Suite # 116, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 01/14/22

Final staff report delivered to applicant on: 01/18/22

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 01/14/22 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations, Colors and Materials

Prepared By: *Robert M. Blevins*

Robert Blevins
Principal Planner

Date: 01-14-22

Approved By: *Alyssa Linnville*

Alyssa Linnville,
Assistant Director

Date: 01-18-22

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director Community Planning (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

Site Plan

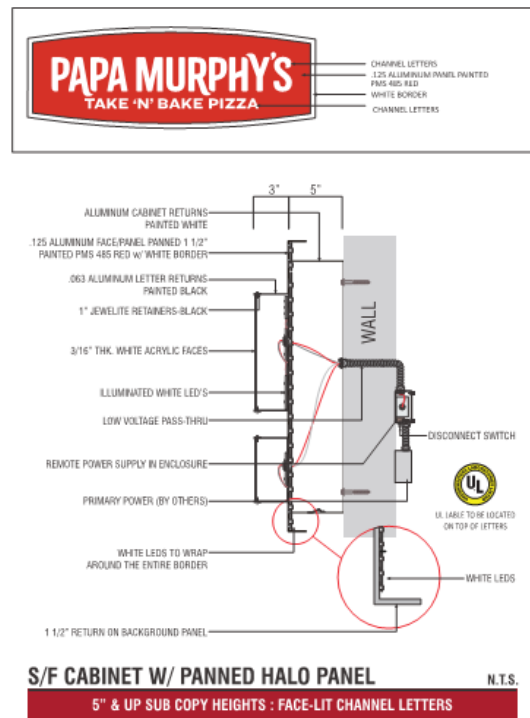


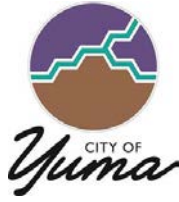
SITE PLAN

1	48" Wall Sign Cabinet
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ATTACHMENT C

Elevations, Colors, and Materials





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-37305-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
CASE PLANNER: CHAD BROWN

Hearing Date: January 26, 2022

Case Number: DHRC-37305-2021

Project Description/Location: This is a request by Titan Solar, on behalf of Maria Espinoza, for the placement of solar panels on the roof for the property located at 581 South 1st Avenue in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights	X	Main Street		None	
Individually Listed Historic Buildings on-site:	Yes		No		X			
Aesthetic Overlay:	Yes		No		X			
Parcel Number:	633-59-190							
Address:	581 South 1 st Avenue							
Property Owner:	Maria Espinoza							
Property Owner's Agent:	Titan Solar							
	Existing Zoning				Existing Land Use			
Site	R-3/H/IO/BBO				Residential			
North	R-3/H/IO/BBO				Residential			
South	R-3/H/IO/BBO				Residential			
East	R-3/H/IO/BBO				Residential			
West	R-3/H/IO/BBO				Residential			
Prior Related Actions or Cases:	DHRC-32452-2020 (new residence)							
Land Division Status:	Legal lot of record							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The subject property is not an individually-listed property on the National Register of Historic Places.
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B) Is this request considered to be an administrative request, such as:
Replacement of an HVAC unit and associated screening (solar arrays in this case).☒ Yes☐ No

Explain/Describe/ Discuss:	The solar arrays would have the same or less of an impact than the placement of an HVAC system. Furthermore, solar arrays are becoming a commonly expected appliance in our community.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Section 154-02.04(E)(1).
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This action is in keeping with the Secretary of the Interior's Standards and will not have a detrimental effect on the structure or the district as a whole.
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Staff Summation: Staff **APPROVED** the request for the new solar arrays on November 1, 2021 for the property located in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:

- A. Solar Addition
- B. Site Photos

Prepared By: *Chad Brown*

Date:

Chad Brown

Associate Planner

Chad.Brown@yumaaz.gov (928) 373-5000, x 3038

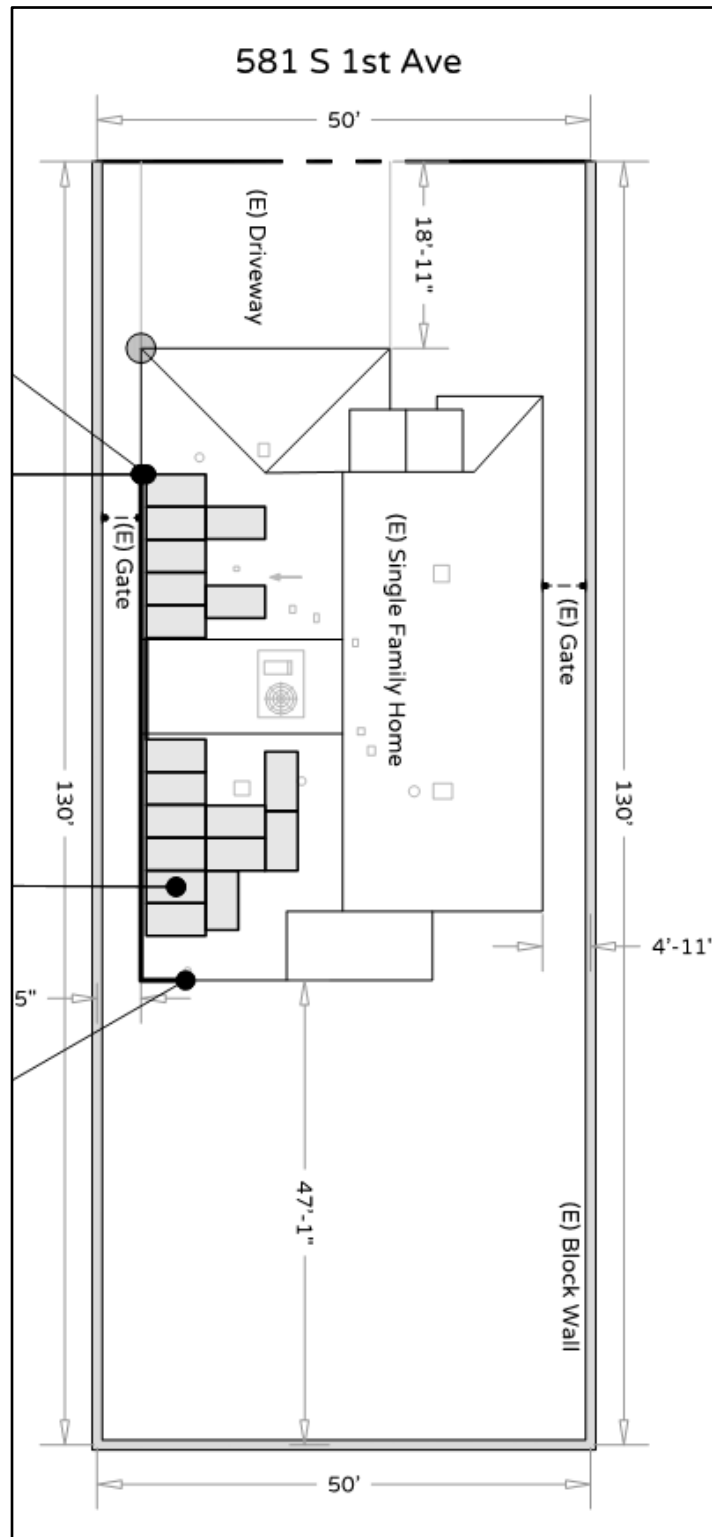
Approved By: *Robert M. Blevins*

Date: 01-14-21

Robert Blevins

Principal Planner

ATTACHMENT A
Solar Addition



ATTACHMENT B
Site Photos

